

VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING AT  
NEWARK SENIOR CENTER AND VIA ZOOM  
ON JUNE 8, 2022

Vice President Deborah Ingram called the meeting to order at 6:31 pm.

Secretary Paula Kelly called the roll: PRESENT: Mary Ellen Fisher, Karen Baker, Mel Wenneman, Deborah Ingram, John Evans, Bill Anderson, Paula Kelly, and Mary Davis (not called but present). ABSENT: Carrie Bolen. Also present: Samantha Summers (FSR)

ANNOUNCEMENTS: Despite trying to educate everyone about recycling, non recyclables continue to be found in the recycling bins. Volunteers are combing the bins to identify the offenders. Those individuals will receive a notice on their doors. The next step may be levying fines for the offense.

SMOKE DETECTORS: Bill Anderson said the smoke detectors in Buildings 1000 and 3000 are more than 10-years old. While they still may be working, they need replacement. If residents do replace them, don't worry about activating the fire alarm as the alarms are only tied into each resident's individual unit. It's a local unit, so it is not necessary to notify the fire department or anyone on Council that a new detector is being put in. Throw the old smoke detectors away. If a resident has a condo fire, the insurance company would look at the age of the smoke detector. If it is outdated, it would be considered a reason to not pay for damages. It was suggested that if residents want new detectors that they contact Samantha Summers and perhaps obtain a group rate on labor and product purchase, or that several residents get together, contact an electrician, and have them replaced.

PATIO AND DECK INSPECTIONS: The inspections have been completed with 37 units having violations. Bill Anderson added that if anyone has carpet on their deck, remove it. The carpeting does not allow the deck to dry; if it doesn't dry, it will rot. Those problems will become the unit owner's responsibility.

POOL: The waiver is mandatory; rules need to be followed. Water aerobics started on 6-7-22; will meet Tuesday and Thursday at 10 am.

CONDOLENCES: Deepest sympathies go out to Cathy Baird and family following the passing of Bob Baird. Bob was a devoted VOF resident who had a positive attitude. He gave to the community by serving on Council and writing the newsletter.

TREASURER'S REPORT:

MOTION PER JOHN EVANS: That the Treasurer's Report be approved as presented. Mary Ellen Fisher seconded the motion. VOTE: All were in favor. The motion passed. The report will be posted on the website and the bulletin boards.

COMMITTEE REPORTS:

POOL: Bill Anderson said the committee met on June 6. Based on last year's survey, the 4 - 6 pm. adult swim has been a failure.

MOTION PER BILL ANDERSON: That the adult swim from 4 - 6 pm. be suspended for the remainder

of the season for lack of use. John Evans seconded the motion. VOTE: All were in favor. The motion passed.

The adult swim issue will be reevaluated at the end of the season. Bill will tape over the sign to signify the change.

Bill also reminded everyone that the gate must be locked each time someone goes in or out of the pool area for safety reasons.

SOCIAL COMMITTEE: Mel said the picnic planned for Saturday has been canceled. There are only four committee members and currently each of them are struggling physically and cannot help with this event. Let Mel know if you want to join the committee.

OLD BUSINESS: none

NEW BUSINESS:

COMMON AREA RULES: Samantha Summers reminded everyone about the community rules regarding the common areas. There should not be any bird feeders, signs, or patio furniture on the grass at the condo common areas or the villas.

In regards to the pool whatever you take in, must be taken out.

Samantha added that a quote for a chlorinator was given by the pool vendor. The chlorinator would distribute the chlorine more evenly throughout the week and help with the algae problem. Cost: \$400.

MOTION PER JOHN EVANS: That the property manager acquire the chlorinator at the recommendation of Neptune Pools, and that Neptune Pools install it. Bill Anderson seconded it. VOTE: All were in favor. The motion passed.

ARCHITECTURAL REQUEST: The request is for a storm door in the white Anderson series in Unit 106 in Building 1000. A discussion followed on doors matching the window trim.

MOTION PER JOHN EVANS: That the storm door be given approval for installation as long as the door color matches the surrounding trim color. Bill Anderson seconded the motion. VOTE: Ayes: 6, Abstention: 1. The motion passed.

EXECUTION OF LEASE ADDENDUM MOTION PER JOHN EVANS: The purpose of the motion is that there are leased units by White Chapel LLC, and they have not provided Council with the lease addendum signed by each of their tenants.

MOTION PER JOHN EVANS: That, pursuant to Section 9.3 of the Code of Regulations, a notice from the Council over the signature of any officer shall be sent by Certified and Regular mail to the address of White Chapel LLC on file in the records of the Association, requiring the submission by White Chapel LLC to Council, within fifteen(15) days of the sending of such notice, of a clear and legible copy of every fully executed lease of a Fountainview unit to which White Chapel LLC is a party together with the attached and fully executed Lease Addendum (Exhibit B) as established under the Code of Regulations and any and all amendments thereto. VOTE: All were in favor. The motion passed.

SPECIAL ASSESSMENT: A discussion ensued regarding projects that need attention and how much these projects will cost. Some projects have been left over from the original builder and some from the receivership in effort to keep dues low and attract community buyers. The special assessment will be treated like a budget in that the council determines the budget with items and costs. This year there were unexpected costs such as legal fees, a handyman, and fire alarms (this last one was under budgeted). The Reserve Study also helps to identify when projects should be addressed. Projects include the following:

- new trash and recycling dumpsters with new pads
- new flooring and hall painting for most of the condo floors
- gutter guards for the townhouses
- legal reserve fund
- contingency fund
- additional funds to build up the reserve
- power doors for condos for better accessibility
- concrete work including curb cut outs
- parking lots lines
- parking lot lights

MEL WENNEMAN: VOF does not need to achieve the fully funded 3.1 million reserve study, and that VOF has achieved what is noted in the study – 39 percent which is in the range of a fair status and what most associations have. She added that none of the work is an emergency and does not require an assessment. At most, she said, many of these projects can be incorporated into the budget. But if an assessment is needed, it should be much lower than what has been presented. She said that the flooring and painting as an example is in the reserve study, and should be funded from that and not out of an assessment.

OPEN FORUM COUNCIL: No issues

ADJOURNMENT: John Evans made the motion that the meeting be adjourned. Mary Ellen Fisher seconded. All were in favor. The motion passed. Meeting adjourned at 8:31 pm.

Respectfully submitted.

Paula Kelly  
Secretary